

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Acton

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	20	+ 53.8%	183	151	- 17.5%
Closed Sales	13	16	+ 23.1%	178	143	- 19.7%
Median Sales Price*	\$850,000	\$973,000	+ 14.5%	\$880,000	\$925,000	+ 5.1%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	22	- 18.5%	17	21	+ 23.5%
Percent of Original List Price Received*	99.5%	103.1%	+ 3.6%	108.7%	105.6%	- 2.9%
New Listings	11	18	+ 63.6%	214	169	- 21.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

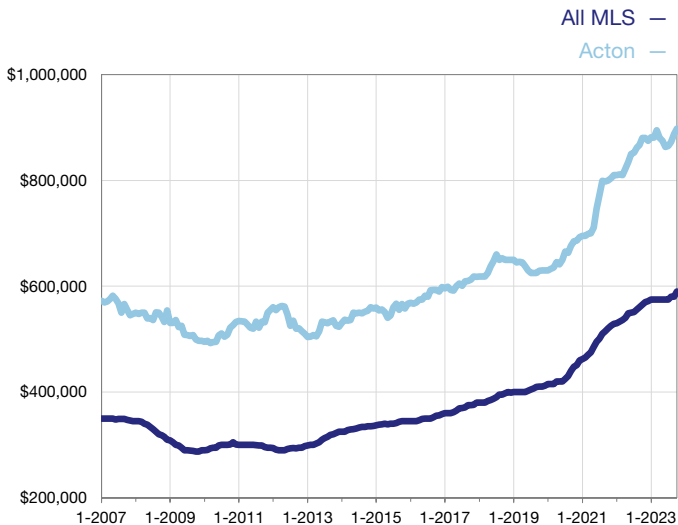
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	7	- 36.4%	104	71	- 31.7%
Closed Sales	7	9	+ 28.6%	102	70	- 31.4%
Median Sales Price*	\$405,000	\$488,000	+ 20.5%	\$381,000	\$433,000	+ 13.6%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	19	10	- 47.4%	16	16	0.0%
Percent of Original List Price Received*	99.4%	106.1%	+ 6.7%	104.5%	105.3%	+ 0.8%
New Listings	8	10	+ 25.0%	115	80	- 30.4%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

